



# CITY OF SANTA BARBARA

## JOINT COUNCIL AND REDEVELOPMENT AGENCY AGENDA REPORT

**AGENDA DATE:** July 14, 2009

**TO:** Mayor and Councilmembers  
Chairperson and Boardmembers

**FROM:** Engineering Division, Public Works Department  
Redevelopment Agency, Community Development Department

**SUBJECT:** Purchase Order For Additional Soil And Groundwater Sampling At  
631 Garden Street

### RECOMMENDATION:

- A. That the Agency Board authorize the expenditure of \$34,400 for additional soil and groundwater sampling efforts at 631 Garden Street; and
- B. That Council authorize the General Services Manager to execute a Purchase Order Contract with Trak Environmental (TRAK), in an amount not to exceed \$28,670, and up to \$5,730 for extra services for additional soil and groundwater sampling at 631 Garden Street.

### BACKGROUND:

For many years, local arts groups have emphasized the lack of rehearsal, production, set construction, and performance space within the community. To address this need, the Redevelopment Agency (RDA) Board appropriated \$1 million in the Fiscal Year 2001 budget for "Artists Workspace." The program name changed to "Community Arts Workshop," or CAW, to reflect the community-based needs of local cultural arts organizations.

In 2005, Council identified the then City-owned property at 631 Garden Street, the site of the former Community Environmental Council's recycling facility, as a potential location for a CAW. At the direction of the City Council/Agency Board, the property was conveyed to the Redevelopment Agency, and Agency staff has worked with Public Works Water Resources Division and Summer Solstice Administration to effectively develop a CAW on the site. In 2007, the Historic Landmarks Commission approved plans to develop the site as a CAW.

## **DISCUSSION:**

In 2008, Public Works Engineering staff reviewed the plans in preparation for taking on the construction management activities. As part of this review, staff requested that additional soil samples be taken in the locations of the construction activity to determine if the underlying soil was considered hazardous, as this would significantly impact development of the site.

To ensure public safety, Public Works staff initiated a variety of tests and assessments to ascertain the condition of the soil and groundwater under the site. Based on the results from the pre-construction soil and soil vapor survey, and a subsequent indoor air assessment, the Santa Barbara County Fire Prevention Division (County FPD) directed the City to perform further site assessment work. Staff submitted a Work Plan for an Additional Investigation and Feasibility Study that proposed additional soil borings to determine the lateral and vertical extent of contamination in soil and groundwater. The County FPD approved the Workplan on June 8, 2009.

The results from the proposed testing will allow City staff and County FPD to properly assess the site conditions and develop an appropriate plan for future use of the site. Testing will be completed by August 15, 2009, and a final report is tentatively scheduled to be completed by September 30, 2009.

## **BUDGET/FINANCIAL INFORMATION:**

The proposal by TRAK includes all work to be performed at a not-to-exceed amount of \$28,670. Staff requests 20%, or \$5,730, for extra services, for a total not-to-exceed amount of \$34,400. The extra services request will address issues that may arise from unknowns associated with multiple sources of contamination and County FPD oversight. The RDA's Community Arts Workshop project account currently has a balance of approximately \$613,500 and can adequately cover the proposed testing services.

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**SUBMITTED BY:** Christine F. Andersen, Public Works Director  
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**APPROVED BY:** City Administrator's Office